



Unique apartment in Grade II listed former convent

Apartment 25 Convent Court, Hatch Lane, Windsor, Berkshire SL4 3QR

Leasehold (215 from 01/01/2005 years remaining)



Reception hall • kitchen • sitting/dining room • 3 bedrooms (2 en suite) • family bathroom • gated off-road parking • communal gardens

Local information

Hatch Lane is conveniently situated for Windsor town centre, with its extensive range of shopping facilities. The various local attractions include Windsor Castle, Windsor Great Park, the Theatre Royal Windsor, Legoland, Savill Garden and Virginia Water Lake.

Windsor offers a fine choice of shops, bars and restaurants. The historic town of Eton can also be accessed from Windsor via a footbridge. Windsor is surrounded by miles of beautiful countryside yet is still within easy commuting distance of Central London.

For the commuter, road travel is excellent with the M4 (J6) providing access to Heathrow Airport, Central London and the West Country and also linking with the M25, in turn linking with the M3. Rail communications are equally as convenient with Windsor's two stations, Windsor and Eton Central and Windsor and Eton Riverside, offering services to London Waterloo and London Paddington (via Slough) respectively. Crossrail, the new high-speed rail service is due to begin running soon and will link Maidenhead directly with Heathrow and the City.

About this property

A very large ground floor three bedroom conversion apartment in this Grade II listed building designed to offer stunning but practical accommodation in this striking setting.

The layout and styling accentuates the combination of modern and historic influences perfectly. It includes an entrance hall, which was perhaps the cloisters originally, looking onto the green communal convent square with a breadth of arched windows. Also of note is a huge feature fireplace in the sitting room containing intricate stone carved panelling. A spiral staircase leads to a galleried mezzanine bedroom with an en suite shower room. Two further bedrooms (1 en suite) and family bathroom complete the ground floor.

The interior has been fitted with a sleek modern kitchen with integral appliances. The spacious open-plan kitchen design provides ample space for informal dining, with the cloisters offering the perfect venue for more formal dining occasions.

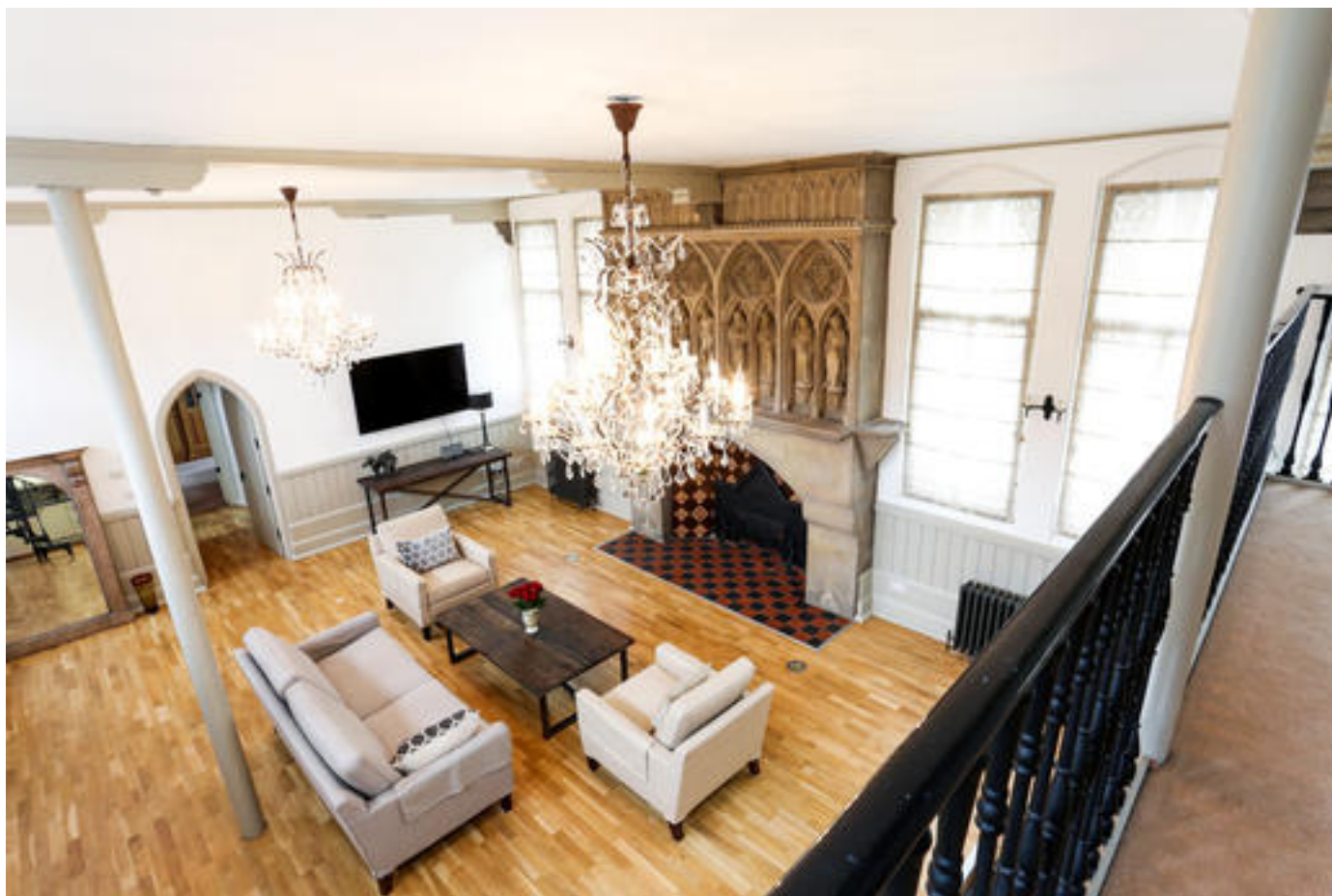
The Convent dates back to 1853 when the renowned ecclesiastical architect Henry Woodyear designed the chapel and offices that would become the Convent of St. John the Baptist at Clewer. These Gothic buildings have been restored by Hollyhedge (part of Westombe Homes Group) and are surrounded by landscaped grounds.

Agents Note photography taken 23/05/2018

Tenure

Leasehold

EPC rating = D





Apartment 25 Convent Court, Hatch Lane, Windsor, Berkshire SL4 3QR

2052 sq ft

Charles Fraser-Sampson

Savills Windsor

01753 834 600

windsor@savills.com



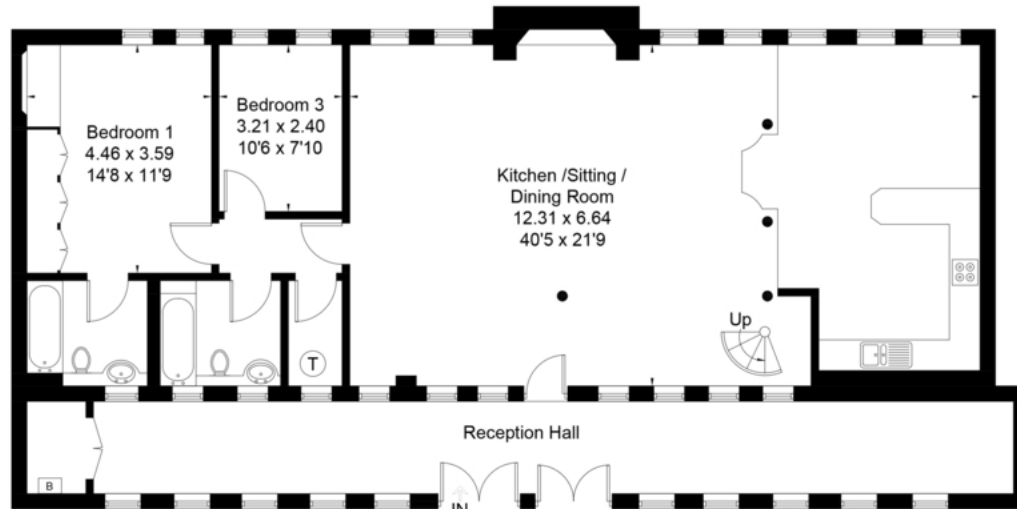
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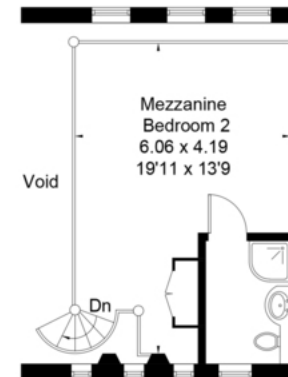
Gross Internal Area (approx) = 190.6 sq m / 2052 sq ft
(Including Mezzanine)

For identification only. Not to scale.

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Ground Floor



Mezzanine

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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